### Motel 6 Yreka 1785 S Main St, Yreka CA - 96067

Presented By: Neville Parujanwala



1785 South Main Street, Yreka CA 96067

#### **Property Details**

Motel 6 Yreka CA is located off of I-5 exit 773 SR 3 and within walking distance to area restaurants. Shops are nearby. Shasta Valley Golf Club is 4 miles. Enjoy our seasonal outdoor pool. Free Wi-Fi is available in all of our modern guest rooms.

#### **Motel Amenities**

- ᅙ Free Wi-Fi
- Pets Allowed
- 🚵 Outdoor Pool
- Accessible Rooms Plus
- Free Local Calls
  - Vending Machines

- Kids Stay Free
- 🗙 Restaurant Nearby
- Accessible Rooms
- Truck Parking
- Coin Laundry
  - Free Expanded Cable

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The subject property is the Motel 6 Yreka 1785 South Main Street, Yreka CA 96067

Property Type:	LIMITED SERVICE HOTEL			
Site Size :	81.457 SQUARE FEET (1.87 ACRE)			
Price :	\$4,950,000			
Year Open :	1978 (42 YEARS OLD)			
Building Size:	27,262 SQUARE FEET			
Building stories :	2			
Number of Rooms	102			
Other Facilities :	AN OUTDOOR POOL, A GUEST LAUNDRY ROOM, AND A VENDING MACHINE			
Parking space :	102			

# Why choose to invest?

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#### 1.Tourism:

Yreka sits near popular outdoor destinations like Klamath National Forest and Mount Shasta, attracting a steady stream of hikers, campers, and nature enthusiasts. Also,Yreka boasts a rich gold rush history, appealing to tourists seeking a unique cultural experience.



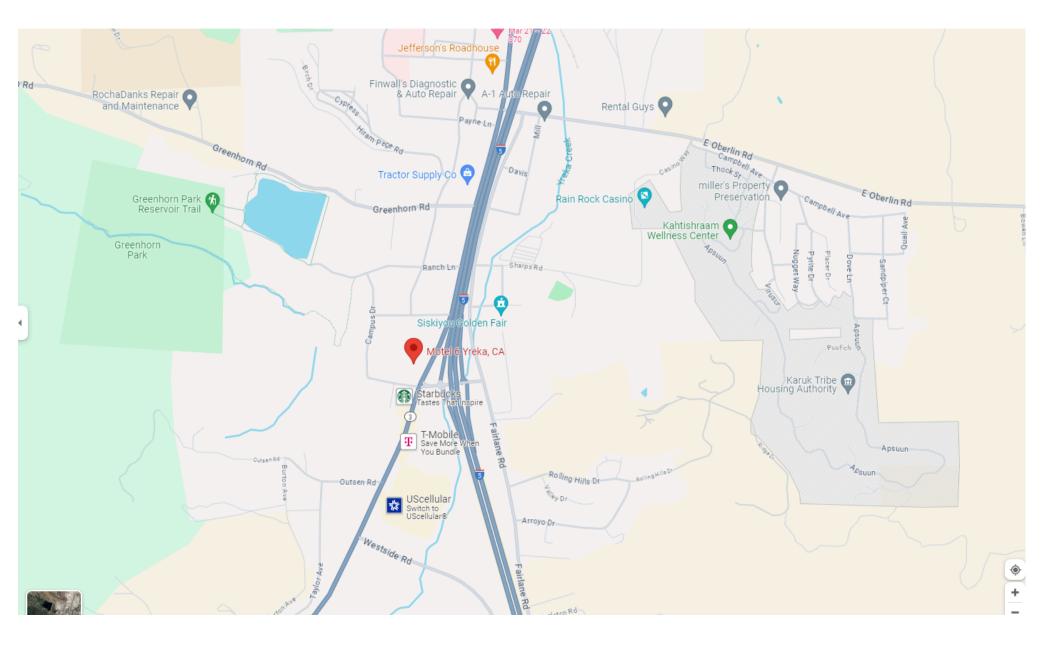
2. Business Opportunities:



Compared to nearby tourist hubs, Yreka's motel scene might be less saturated, offering a chance to establish yourself in a growing market.

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#### Location



# DEMOGRAPHICS

### DIVERSITY

### **Race and Ethnicity**

THE 3 LARGEST ETHNIC GROUPS IN YREKA,CA

1. White (Non-Hispanic)

5.34k ± 376

2.Two+ (Hispanic)

590 ± 273

3. White(Hispanic)

561 ± 255

17.6%

HISPANIC POPULATION

#### 1.38k people

In 2021, there were 9.05 times more White (Non-Hispanic) residents (5.34k people) in Yreka, CA than any other race or ethnicity. There were 590 Two+ (Hispanic) and 561 White (Hispanic) residents, the second and third most common ethnic groups. 17.6% of the people in Yreka, CA are hispanic (1.38k people).

The following chart shows the 7 races represented in Yreka, CA as a share of the total population.

Data from the Census Bureau ACS 5-year Estimate.

White (Non-Hispanic)	Multiracial (Non- Hispanic)	Multiracial (Hispanic)	
	637%   American Black or   Indian & African   Alaska American   Native (Non-   (Non- Hispanic)   286% 274%	7.56% White (Hispanic) 7.19% Other American Indian	
68.4%	Islander (Non-Hispanic) 1.82%	(Hispanic) 1.65% & Alaska Native (Hispanic) 1.2%	
White 💽 Multiracial 💽 American Indian & Alaska Native 💽 Black or African American 💽 Native Hawaiian & Oth	er Pacific Islander <u> </u> Other	Asian	

## Employment





**1-YEAR decline** ± 17.9%

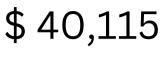
From 2020 to 2021, employment in Yreka, CA grew at a rate of 4.92%, from 2.87k employees to 3.01k employees.

The most common job groups, by number of people living in Yreka, CA, are Office & Administrative Support Occupations (362 people), Food Preparation & Serving Related Occupations (244 people), and Sales & Related Occupations (234 people). This chart illustrates the share breakdown of the primary jobs held by residents of Yreka, CA.

Management Occupations	Technologists & Technicians 3.29% Business &	Health Diagnosing & Treating Practitioners & Other Technical Occupations 3.26% Computer & Mathematical	Food Preparation & Serving Related Occupations		Support Occupations		Office & Administrative Support Occupations	Sales & Related Occupations	Construction & Extraction Occupations 419% Installation,	Transportation Occupations	
Education Instruction, & Library Occupations	Financial Operations Occupations <sup>319%</sup> Community & Soc Service Occupation	S Occupations S 189% & Social Architecture & Engineering Occupations	8.11% Building & Grounds Cleaning & Maintenance Occupations	Fire Fighting Prevention, a Protective So Workers Incl Supervisors	g& & Other ervice luding	5.38% Personal Care & Service Occupations			Maintenance, & Repair Occupations 386% Farming, Fishing, & Forestry Occupations	585% Production Occupations	
5.68%     2.43%     1.33%     4.25%     3.92%     2.33%     12%     7.78%     1.76%     3.79%											

2013 2014 2015 2016 2017 2018 2019 2020 2021

## **Median Earnings by Industries**



MEDIAN WORKING MEN ± \$4,448 MEDIAN EARNING WOMEN

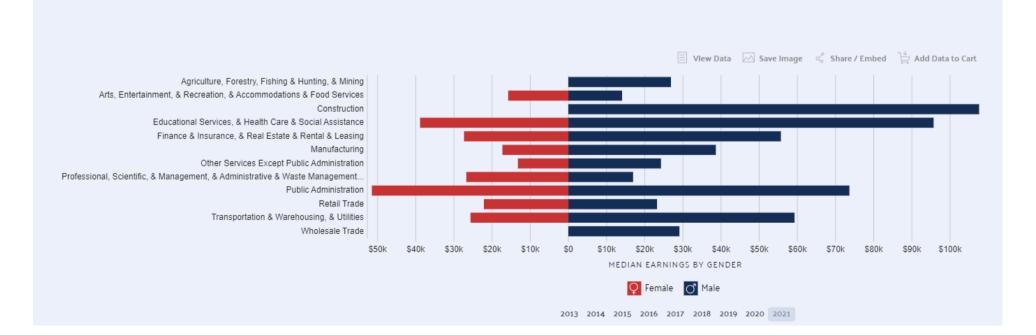
\$30,968

±\$ 6,859

The industries with the best median earnings for men in 2021 are Construction (\$107,614), Educational Services, & Health Care & Social Assistance (\$95,694), and Public Administration (\$73,617).

The industries with the best median earnings for women in 2021 are Public Administration (\$51,496), Educational Services, & Health Care & Social Assistance (\$38,865), and Finance & Insurance, & Real Estate & Rental & Leasing (\$27,344).

Data from the Census Bureau ACS 5-year Estimate.



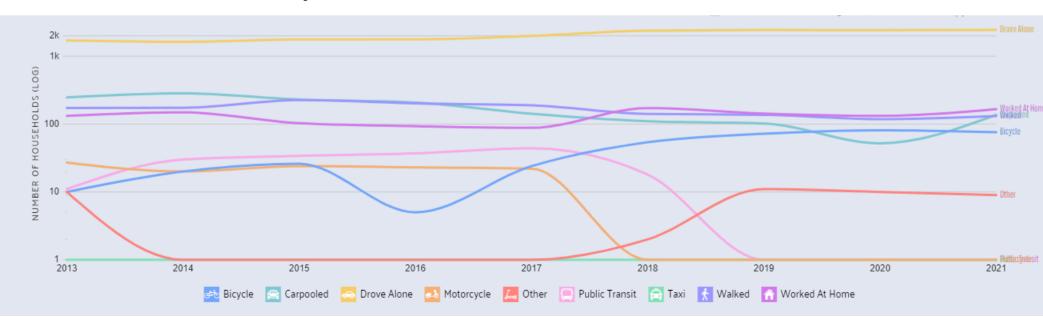
### Transportation

#### **Commuter Transportation**

MOST COMMON COMMUTE IN 2023 1. Drove Alone (82.4%) 2. Carpooled (4.63%) 3. Worked At Home (5.61%)

In 2021, 82.4% of workers in Yreka, CA drove alone to work, followed by those who worked at home (5.61%) and those who carpooled to work (4.63%).

The following chart shows the number of households using each mode of transportation over time, using a logarithmic scale on the y-axis to help better show variations in the smaller means of commuting.



Data from the Census Bureau ACS 5-year Estimate.

## Wage Distribution

## 0.497

## 0.498

2021 WAGE GINI IN CALIFORNIA

#### 2020 WAGE GINI IN CALIFORNA

In 2021, the income inequality in California was 0.497 according to the GINI calculation of the wage distribution. Income inequality had a 0.12% decline from 2020 to 2021, which means that wage distribution grew somewhat more even. The GINI for California was higher than than the national average of 0.478. In other words, wages are distributed less evenly in California in comparison to the national average.

This chart shows the number of workers in California across various wage buckets compared to the national average.

Data from the Census Bureau ACS PUMS 5-Year Estimate.

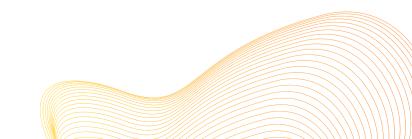


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**Property Photos** 



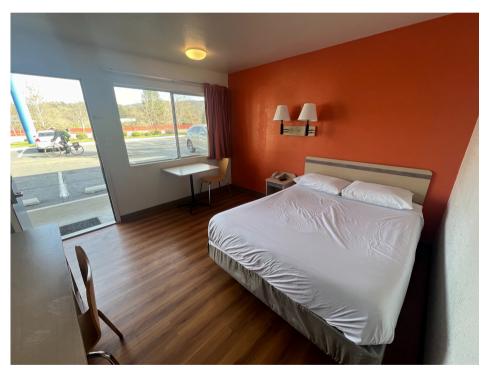


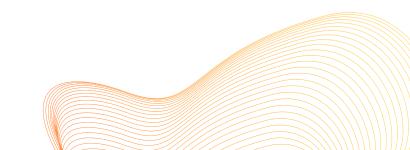


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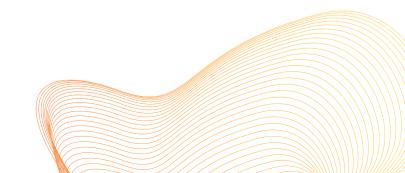


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**Property Photos** 









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